

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, February 17, 2005, 1:30 p.m., Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Bruce Helwig, Jim McKee and Carol Walker; (Jerry Berggren, Bob Ripley and Terry Young absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Vice-Chair Tim Francis called the meeting to order and requested a motion approving the minutes of the regular meeting held January 20, 2005. Motion for approval made by McKee, seconded by Walker. Motion for approval carried 4-0: Francis, Helwig, McKee and Walker voting 'yes'; Berggren, Ripley and Young absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission.

Michael Shoemaker appeared on behalf of the Lincoln Haymarket Development Corporation. They would like to bring a piece of sculpture to the Haymarket. They have formed a partnership with the University of Nebraska Lincoln. They will be using scrap metal from Midwest Steel. This will be a UNL class project for this coming semester. About 15 students will be participating. The students will make a proposal that will be due March 21, 2005. A panel of 7 judges will review the proposals the first week of April. The winner will be announced April 20, 2005. There is a kiosk by the fence surrounding Iron Horse Park. They believe the kiosk will be moved. This will be the location for the sculpture.

McKee wondered what the sculpture will sit on. Rust is an obvious factor. Mr. Shoemaker envisions the steel sculpture will sit on a more durable surface, perhaps concrete or brick. The sculpture will either be plated, zinc plated or chrome. There will be some kind of a finish for longevity. They would like to have approval of the piece at the meeting of the Historic Preservation Commission on April 21, 2005. They hope to get this started and have an unveiling some time in September.

McKee questioned how many sculpture students there are. Mr. Shoemaker replied that at this time, 15 students have signed up for the class. He anticipates around 20 total.

APPLICATION BY CAPITOL SIGN COMPANY FOR A CERTIFICATE OF APPROPRIATENESS FOR SIGNS AT 247 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

February 17, 2005

Members present: Francis, Helwig, McKee and Walker; Berggren, Ripley and Young absent.

Dennis Plachy with Capitol Sign appeared to present the application. He represents El Potrero Restaurant. They are proposing to put up a new sign. This will be the same size as the Ruby Tuesday's sign. The same brackets will also be used. The only difference is the graphics.

McKee wondered if the previous sign was a lighted can. Ed Zimmer stated that it was a can type with double face, neon on both sides. Francis noted that this is not much of a departure from the sign that was previously there.

ACTION:

February 17, 2005

Walker moved approval, seconded by Helwig. Motion for approval carried 4-0: Francis, Helwig, McKee and Walker voting 'yes'; Berggren, Ripley and Young absent.

APPLICATION BY CORINE SIMON FOR A CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF A SINGLE-FAMILY HOUSE ON PROPERTY AT 1818 S. 24TH STREET, THE SOUTH PART OF THE PROPERTY DESIGNATED A LANDMARK AS THE A.C. LAU HOUSE (BUT NOT INVOLVING DEMOLITION OF THAT LANDMARK), ALSO WITHIN THE FRANKLIN HEIGHTS LANDMARK DISTRICT

PUBLIC HEARING:

February 17, 2005

Members present: Francis, Helwig, McKee and Walker; Berggren, Ripley and Young absent.

Corine Simon appeared to present the application. They plan to build a house on the lot next to their current house. They held a neighborhood meeting. The response seemed to be positive. They also attended the Near South Neighborhood meeting.

Mr. Zimmer received a memo from the neighborhood association recommending approval of this application. He noted that this sits on an ample lot. They are replatting to adjust the property lines. The applicant will be using stucco as is on the A.C. Lau House. This is a modern interpretation of a bungalow. This was an area that was downzoned in recent years, from R-4 to R-2. This has to meet both this Commission's approval and the characteristics of the neighborhood design standards.

Ms. Simon noted that the trees on the lot will be kept.

ACTION:

February 17, 2005

Mr. Zimmer noted that Ms. Simon would like to relinquish her special permit for a bed and breakfast on the A.C. Lau House once this house is built. The landmark covers the entire lot. This gets into unusual territory once another house is built and the lot is subdivided.

McKee moved to suspend the rules and take action today with a motion for approval, seconded by Walker. Motion for approval carried 4-0: Francis, Helwig, McKee and Walker voting 'yes'; Berggren, Ripley and Young absent.

**APPLICATION BY JOHN C. BALL FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT THE PROFESSOR CANDY HOUSE, A DESIGNATED LANDMARK AT 1003
“H” STREET**

PUBLIC HEARING:

February 17, 2005

Members present: Francis, Helwig, McKee and Walker; Berggren, Ripley and Young absent.

John Ball appeared to present the application. Jim Hutchinson is the current owner of the Candy House. Traditionally before Mr. Hutchinson bought the house, it was a tri-plex. They are looking at making it their law offices. This is sort of the gateway to the downtown area. They would like to make it the crown jewel with maintaining the architectural value. It was originally built in 1888. They are very excited about this property. They would like to put siding on the house. The house is over 100 years old. They believe that some new materials will make the house last much longer. The property went into disrepair.

Jim Hutchinson stated that the paint was falling off the house. The siding is coming off and squirrels were inhabiting the house. The siding they are proposing is a high quality, architectural grade. The roof needs to be redone. The maintenance on this house is astronomical. No one wants to completely scrape and paint the house every three years for an office. This property was designated as a landmark in 1995. There was also an application for a special permit as a law office. The purchase never went through so the special permit was voided.

Mr. Zimmer stated that the City Attorney has suggested that the City Council can change the date of the special permit. Nothing of the permit has changed. There are no new planning issues involved. If the Council takes that action, there would be another 30 days to accept the special permit. All landmarks, particularly landmark special permits must have this Commission's approval for exterior changes.

Mr. Ball stated that they would like to salvage everything possible from this house. Mr. Hutchinson noted that most of the windows seem to be in good shape.

Mr. Ball noted that they would like to put in more parking spaces and pave it if at all possible. They might consider re-sodding the yard.

Mr. Zimmer stated that there are elements that will need further approval; removal of the back porch, siding, handicap ramp, etc. This is in the preliminary stages.

ACTION:

February 17, 2005

Helwig and Francis like it.

McKee is reluctant about vinyl siding.

Helwig moved approval of the concept using the materials presented with the applicant coming back with detail, seconded by Walker. Motion for approval carried 4-0: Francis, Helwig, McKee and Walker voting 'yes'; Berggren, Ripley and Young absent.

DISCUSSION AND RECOMMENDATION:

David Unick with Sinclair Hille appeared on behalf of the Public building Commission. The ramp needs to be re-built on the old City Hall. The current ramp is deteriorating. The vault underneath the ramp is deteriorating also. In looking at current ADA requirements, some new issues came up in looking at the rebuilding. Having a ramp in the alley does not meet the interpretation of the requirements. ADA has exceptions for historic properties. Mr. Eunich looked at the various entrances and the effects of switching the ramp to access the O Street sidewalk. Among the drawbacks to that option are a much longer ramp, removal of mature plantings, and complications of getting around electrical gear. He has had preliminary discussions with Don Killeen and Building and Safety. They are in support of replacing the ramp where it stands today. This is option A.

ACTION:

February 17, 2005

McKee recommended approval of Option A as presented for the preferred method of rebuilding the ramp, seconded by Walker. Motion for approval carried 4-0: Francis, Helwig, McKee and Walker voting 'yes'; Berggren, Ripley and Young absent.

MISCELLANEOUS/STAFF REPORT:

- The Lally House and the Zimmer Grocery Store received unanimous approval for landmark designation from the City Council;
- The Stake House is moving forward with its nomination;
- The Masonic Temple at 17th and "L" has asked for a National Register nomination;
- The Downtown Master Plan is having ongoing discussions about moving into the rail yard. There has been direct conversation with Nebraska Historical Society and Foundation. Mr. Zimmer is encouraged that this issue is getting the attention that it deserves.